

1st 2158759- ALF

2013-011356

Klamath County, Oregon

10/08/2013 08:56:30 AM

Fee: \$42.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Mary C V Knief  
PO Box 642  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Mary C V Knief  
PO Box 642  
Klamath Falls, OR 97601

File No.: 7021-2158759 (ALF)  
Date: September 27, 2013

### STATUTORY WARRANTY DEED

**Irina Karnaugh**, Grantor, conveys and warrants to **Mary C V Knief**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**The Easterly 5.05 feet off the Easterly side of Lot 7 and the Westerly 32 1/2 feet off the Westerly side of Lot 8 Block 8 in the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Beginning at a point on the Southerly side of High Street a distance of 5.05 feet Southwesterly from the corner common to Lots 7 and 8 of Block 8; thence Northeasterly along said line of High Street 37.55 feet; thence Southeasterly and at right angles with High Street 120 feet; thence Southwesterly and parallel with High Street 37.55 feet; thence Northwesterly and at right angles with High Street 120 feet to the point of beginning; RESERVING from the tract above conveyed for use as an alley, the Southeasterly 10 feet of said tract.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$67,000.00**. (Here comply with requirements of ORS 93.030)

2013/2014 Real property taxes; a lien not yet due and payable.

F.  
47.-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

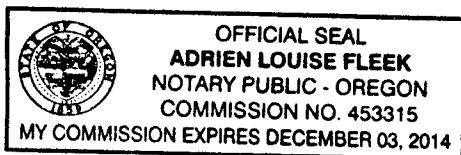
Dated this 7<sup>th</sup> day of OCTOBER, 2013.

Irina Karnaugh  
Irina Karnaugh

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 7 day of October, 2013  
by **Irina Karnaugh**.

Adrien Fleen



Notary Public for Oregon  
My commission expires: 12-3-14